BILL GARRETT, Davidson County
Trans:T20110080780 DEEDWARR
Recvd: 12/21/11 10:50 2 pgs
Fees:13.00 Taxes:92.50
20111221-0099623

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-VRES-11-920

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Neumaier	Holly Neumaier	
5543 Edmondson Pike, #140 (ADDRESS)	(NAME) 5543 Edmondson Pike, #140 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37211 (CITY) (STATE) (ZIP)	071-12-0-151.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NICHOLAS DAVID DAUGHERTY, INDIVIDUALLY; AND NICHOLAS DAVID DAUGHERTY AND MARK EDWARD DAUGHERTY, DEVISEES UNDER THE LAST WILL AND TESTAMENT OF CHARLES BUFORD DAUGHERTY PROBATE FILE # 04P-277, CHANCERY COURT IN DAVIDSON COUNTY, TENNESSEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HOLLY NEUMAIER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 51 ON THE PLAN OF VICTORY HEIGHTS SUBDIVISION OF RECORD IN PLAT BOOK 1130, PAGE 97, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE MARITAL OR PRIMARY RESIDENCE OF EITHER GRANTOR HEREIN.

BEING THE SAME PROPERTY CONVEYED TO CHARLES B. DAUGHERTY AND WIFE, JOSEPHINE KING DAUGHERTY, BY DEED FROM LOUIS D. CARVER AND WIFE, LOUISE S. CARVER, FILED IN BOOK 2701, PAGE 474, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 23, 1957. THE SAID JOSEPHINE KING DAUGHERTY HAVING PREDECEASED CHARLES B. DAUGHERTY LEAVING SAID CHARLES B. DAUGHERTY AS THE SURVIVING TENANT BY THE ENTIRETY. CHARLES B. DAUGHERTY HAVING SINCE DIED ON APRIL 14, 2003 LEAVING A LAST WILL AND TESTAMENT FILED UNDER PROBATE FILE # 04P-277, CHANCERY COURT IN DAVIDSON COUNTY. NICHOLAS DAVID DAUGHERTY AND MARK EDWARD DAUGHERTY BEING THE DEVISEES UNDER SAID LAST WILL AND TESTAMENT.

BEING THE SAME PROPERTY CONVEYED TO NICHOLAS DAVID DAUGHERTY BY DEED FROM THE ESTATE OF CHARLES BUFORD DAUGHERTY PROBATE FILE # 04P-277, CHANCERY COURT IN DAVIDSON COUNTY OF RECORD IN INSTRUMENT NUMBER 20050415-0042170, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 8, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1130, PAGE 97; BOOK 1357, PAGE 677; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 920 Chickasaw Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 13th day of December, 2011.

Nicholas David Daugherty, Individually

Nicholas David Daugherty, as Devisee of the Last Will and Testament of Charles B. Daugherty

Mark Edward Daugherty, as Devisee of the Last Will and Testament of Charles B. Daugherty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas David Daugherty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of December, 2011.

Notary Public

My Commission Expires: 5-20-14
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nicholas David Daugherty and Mark Edward Daugherty, Nicholas David Daugherty, invidually; and Nicholas David Daugherty and Mark Edward Daugherty, devisees under the Last Will and Testament of Charles Buford Daugherty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of December, 2011.

Notary Public

My Commission Expires: 5-20-14
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903